

of new trade areas for service to residential areas, the CBD of Kinston could face a situation in which many downtown merchants may choose to relocate in newer developed areas, thus possibly leaving a situation with a vacant building which would not be immediately occupied or not occupied at all. Therefore, it is recommended that the Downtown Merchant's Association and Chamber of Commerce take necessary actions for phased redevelopment of the Central Business District. The purpose of the phased redevelopment of the CBD is for improving its attraction and increasing the competitiveness of the CBD. A detailed discussion of CBD phased redevelopment will be discussed under the category of Trade in this section.

Trade Development

Trade development has expanded rapidly since 1960. At that time 121 acres were used for trade and also at that time an additional 65 acres were projected to be needed by 1980, which would total 186 acres to be used for this purpose by 1980. However, since 1960, 80 additional acres of land have been developed for trade, or 15 acres more and nine years sooner than projected in 1960. Based on the 1971 update of the Land Use Survey and Analysis, 1990 projected land usage for trade should be 332 acres within the corporate limits and a total of 516 for the city and one mile planning area. This would be an increase of 189 acres during the twenty-year planning period for the Kinston Planning Area.

The majority of trade development is expected to occur as expansion of existing trade areas within the corporate limits